



Connecticut Association of Housing Code Enforcement Officials, Inc.

TESTIMONY OF
CONNECTICUT ASSOCIATION OF HOUSING CODE ENFORCEMENT OFFICIALS

PRESENTED BY:
AMY LEHANEY, PRESIDENT, 203 256-3020

IN SUPPORT OF:
HOUSE BILL NO. 5505 - AN ACT CONCERNING A STUDY OF A STATE-WIDE PROPERTY
MAINTENANCE CODE

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MARCH 14, 2014

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The Connecticut Association of Housing Code Enforcement Officials (CAHCEO) was founded in 1971 by housing code enforcement officials from cities and towns throughout Connecticut. In 1997 CAHCEO became a chapter of the Building Officials and Code Administrators International, Inc. (BOCA). In 2003 BOCA, the International Conference of Building Officials and the Southern Building Code Congress International merged into the International Code Council forming the world's largest and most comprehensive model code and building safety organization. CAHCEO provides continued education and training for code officials along with networking opportunities and housing related advocacy and legislation. Today, CAHCEO has over 100 members representing 28 municipalities throughout the State of Connecticut. Today's members include not only housing code enforcement officials but building, zoning and health officials as well.

CAHCEO supports House Bill No. 5505, An Act Concerning A Study of a State-Wide Property Maintenance Code. A state-wide property maintenance code would establish minimum standards for the health, safety and general welfare of residents of all municipalities in the State of Connecticut. This code would allow municipalities and the State to take a proactive approach to property maintenance rather than a reactive approach. This would enable communities to prevent buildings from deteriorating, becoming a blight on neighborhoods or a magnet for crime. A state-wide property maintenance code would allow housing code enforcement officers, regardless of what part of the state or municipality population, the ability and statutes necessary to enforce minimum housing standards and protect the well-being of residents.

The state wide property maintenance code would establish minimum standards for light, ventilation, heat and interior and exterior property maintenance. It would also allow housing code enforcement officials to successfully and universally address issues faced daily. These issues include the responsibilities of the landlord and tenant, unsanitary conditions, and unsafe or vacant structures. In addition a state-wide property maintenance code would give housing code enforcement officials provisions for the proper maintenance of mechanical and electrical facilities and service, plumbing facilities and fixtures and fire safety requirements. These fire safety requirements include the installation of smoke detectors, the proper maintenance of existing fire protection systems and a safe path of travel for every building in case of a fire. In the State of Connecticut this would be an invaluable tool for housing code enforcement officials to have to save lives.